

The Bel Aire Breeze

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Complimentary copy

MERRY CHRISTMAS

City shows support for apartment developer

By Matt Heilman

The City of Bel Aire is still in support of the plans, but the project hit a roadblock. On a four-acre tract just north of the city's new USD 259 high school near 53rd North and Rock Road, Zimmerman Properties LLC, a family-owned real estate development company based in Springfield, Mo., is looking to build a 48-unit apartment complex through the Low-Income

Housing Tax Credit Program.

The Bel Aire council approved the developer's plans in January, but Zimmerman Properties LLC was unable to obtain the tax credit on its application to build the complex in the city.

At its Nov. 20 meeting, the council approved a resolution of support for Zimmerman Properties to submit another application to build the complex, referred to as an affordable housing community.

In January, Zimmerman Properties development associate James McDonald introduced his business to the Bel Aire council. McDonald said Zimmerman Properties operates in eight states and has worked to develop quality affordable housing through the Low-Income Housing Tax Credit Program since 1986.

In eight states, including Kansas, the company had developed 73 housing communities with a little

more than 4,300 units as of January. Zimmerman's work includes Valley Center's Brookfield Apartments, which consists of 48 units.

The company also has units in Haysville and Maize, Bel Aire City Manager Ty Lasher said.

He said Zimmerman Properties serves as its contractor and would be able to pay all of its special assessments for infrastructure improvements.

In January, McDonald said the total cost for the development would be about \$5.2 million and Zimmerman Properties wouldn't seek any incentives from the City of Bel Aire.

On Nov. 20, Lasher said the developer would look to expand its plans for affordable housing on four acres neighboring its current property in Bel Aire.

See COMPLEX, Page 5



Matt Heilman

Local officials break ground on the Sunflower Commerce Park in Bel Aire. The city is developing 155 acres of the 800-acre park as "shovel ready."

Open sign

City breaks ground on Sunflower Commerce Park

By Matt Heilman

Bel Aire is open for business. That was the theme of a Nov. 5 ceremony where city leaders officially broke ground on Phase I of its 800-acre industrial park land, known as The Sunflower Commerce Park.

The land, located between Webb and Greenwich Roads and 45th and 53rd Streets has transportation access that makes it suitable for light industrial use, the city said in a news release about the Nov. 5 ground-breaking.

The access includes proximity to highway interchanges and Jabara Airport and the potential to tap into rail access with a Union Pacific line running through the acreage.

Of the 800 acres, the city is developing the first 155 acres as "shovel ready" with infrastructure in place for companies to begin building. Plans call for roads and utilities in the first phase to be completed by the end of December.

"This is a great day for Bel Aire, and we are excited to be moving forward with shovel-ready land in our community and in Sedgwick County," Bel Aire Mayor Harold Smith said. "We know how important speed is to companies in today's

competitive world, and we are ready to meet their needs. Bel Aire is open for business."

The first tenant in Phase I of The Sunflower Commerce Park is planning to start business in Bel Aire in January. Century Manufacturing purchased three acres in July and is building a 36,000 square-foot building to house manufacturing, warehousing and office space.

Century Manufacturing, which makes acrylic and transparent plastic promotional materials, is making the short move from the 3300 block of Webb Road to The Sunflower Commerce Park to operate in a smaller space with less overhead that could allow the company to expand its workforce.

On Nov. 5, Century Manufacturing founder Jim Laubach thanked the City of Bel Aire for catering to his company's plans.

"They have jumped through hoops to get this thing ready to go," Laubach said.

While not wanting to limit the potential of The Sunflower Commerce Park, Smith said targeted industries include such companies that work with composites, research and development, associated applied technologies, medical technologies and warehousing.

"Really a wide range that fit our community and bring jobs," Smith said. "This is Bel Aire's contribution to the economic development initiatives in the Wichita metro."

In preparing to break ground on The Sunflower Commerce Park, city leaders worked closely with consultants and engineers on developing a master plan for the development.

Marlin Penner of John T. Arnold and Associates is representing the property for Bel Aire. Penner assisted in developing the master plan and will play a key role in marketing the available lots along with support from the Greater Wichita Economic Development Coalition, Smith said.

In Phase I, The Sunflower Commerce Park is platted with three- to 15-acre lots, which can be combined to make larger tracts, the city said.

"The entire 800 acres is designed for a variety of sizes with the potential for a 100-acre lot, if needed."

Over the past eight years, Bel Aire invested \$12 million in infrastructure and land on its industrial park property. The city is selling the land at \$25,000

See SUNFLOWER, Page 5

Creative scammers target area residents

By Matt Heilman

It's an ongoing concern that isn't going away. Scam artists are constantly looking for new victims and it's not always easy to stay out of their trap. Recently, the problem was highlighted by three cases reported to local police, two in Kechi and one in Bel Aire.

On Oct. 25, Kechi Police Chief John Blevins told the council about two recent phone scam incidents that had been reported to his department. In one incident, residents lost money. In the other, a resident caught on to the scam and refused to give up personal information.

In the first case, a couple was duped into wiring money to the Philippines when a caller claiming to be their grandson said he had traveled to the country where he'd been involved in a car accident.

The voice on the other end didn't have a foreign accent. He sounded like the Kechi couple's grandson. He knew the couple's names.

See SCAMS, Page 6

City signs intent letter with key developer

By Matt Heilman

The City of Bel Aire issued its letter of intent to keep a key development on track that has been more than four years in the making. City Manager Ty Lasher said he hadn't received any opposition to the agreement that offers a compromise for a source of frustration for developers.

At its Oct. 16 meeting, the Bel Aire council heard some displeasure from a group affiliated with the Tierra Verde development near 47th North and Webb Road. The city issued about \$5.5 million in industrial revenue bonds for the construction of the Concierge Surgical Recovery Center to be the first tenant of the development.

The group working on the project was frustrated with a \$250,000 origination fee assessed with the issuance of the industrial revenue bonds. Tierra Verde developers Terrie Grillot and Paul Cavanaugh said they didn't know about the fee until September.

See CITY, Page 5

New citizens impressed with voting

Before we finally put the 2012 election to rest, I'd like to bring up a neat story I heard at the News office about a week-and-a-half after ballots were cast. On Nov. 6, a retired couple just south of Valley Center voted for the first time as American citizens.

The couple's son-in-law, Bill Wong, said the first-time voters moved to the Wichita area from the Philippines about 12 years ago. They became American citizens three years ago.

Instead of spelling out his in-law's first names, Wong recommended we just call them Mr. and Mrs. Abragan.

In his native country, Mr. Abragan held a prestigious position as the officer in charge of the Commission on Human Rights. Mrs. Abragan was the dean of a Filipino music school.

Unfortunately, I haven't had the chance to speak with the new citizens.

Mr. and Mrs. Abragan returned to their homeland

Heil on life

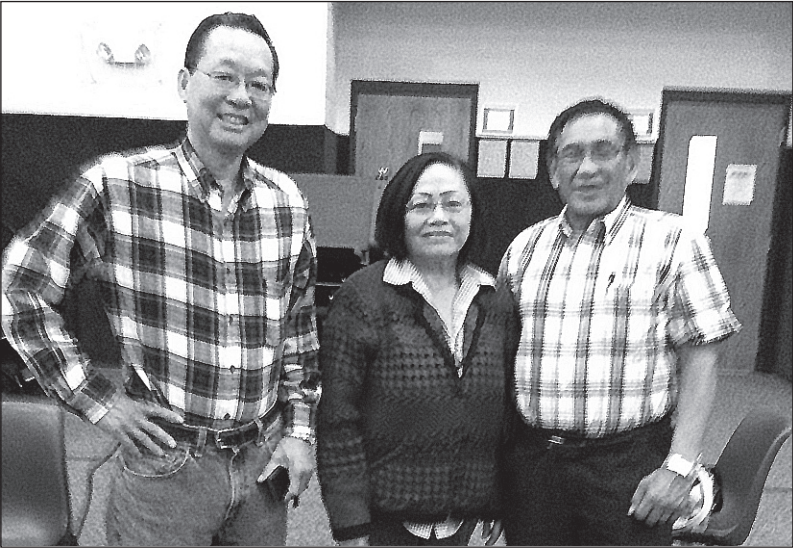
By Matt Heilman

for the holidays and won't likely return to the Wichita area until spring.

While the attack ads and heated debates rear the ugly side of politics in our country, Wong said his mother and father-in-law had a positive experience with their first voting opportunity in the United States.

"They were very impressed at how civilized it is and the whole voting atmosphere," Wong said.

In the Philippines, presidential elections are often accompanied by violence and reports of corruption. In their move to the United States 12 years ago, Mr. and Mrs. Abragan joined their adult children who had already made homes in the country



American citizens for three years, Mr. and Mrs. Abragan (center and right) got to vote in their first U.S. presidential election on Nov. 6. The couple's son-in-law, Bill Wong, also of Wichita, said the retired couple was impressed with how civil the election process was.

Courtesy photo

and found work in the medical field.

Their children include Wong's wife, Angie. Wong, who moved to the United States with his family from Hong Kong in 1976, said he met his wife at a dance in 1996. They were married about a year later.

The couple has one teenage son who is planning to become a neurosurgeon.

Our country was founded and built by hardworking immigrants and it's good to see people from around the world continue to find success and a better way of life in the Great American Melting Pot. I've said it many times before and I'll continue saying it for as long as it rings true.

We live in the greatest country the world has ever

known. If you want a reason to be proud to be an American, look no further than the opportunities given to new citizens and how much they value the freedoms we too often take for granted.

Matt Heilman is a reporter for The Bel Aire Breeze. Reach him at 755-0821 or matt@arkvalleynews.com.

CHURCH HIGHLIGHTS

Christ Lutheran Church

There are three different types of services every Sunday. At 8:30 a.m., there is a Contemporary Service; at 9:45 a.m., a Kid Friendly Service as well as Sunday School for all ages; and at 11:00 a.m., a Traditional Lutheran Service. Communion is offered at every service every Sunday.

A variety of weekly and monthly activities are offered including Falcon Fellowship (Free lunch for students at Heights High School on the 2nd Wednesday of the month), Youth groups, Quilting, Choirs, and Men's Breakfast.

Find the church online at www.christ-lutheran.org; e-mail office@clc.kscoxmail.com. Pastor Chad's email is pastor@clc.kscoxmail.com. Call the office at 744-1242.

The church is located at 5356 N. Hillside (at 53rd and N. Hillside, across from Wichita Heights HS)

Church of the Resurrection

Church of the Resurrection (Roman Catholic) is located at 4910 N. Woodlawn in Bel Aire.

Masses for the Lord's Day are 5:30 p.m. Saturday and 8:30 and 11 a.m. Sunday. Weekday Masses are 8 a.m. Monday, Tuesday, Thursday and Friday; also at 6:30 p.m. Wednesday.

Resurrection Catholic School has students from preschool through eighth grade.

The parish/school website is www.resurrectionwichita.com. Phone number is 744-2776. Rev. James F. Weldon

is the pastor.

Community Bible Chapel

The church is located at 4551 Auburn, south of 45th North between Oliver and Woodlawn, in Bel Aire.

Worship service and breaking of the bread are at 9 a.m., with Bible study and Sunday school at 10:30 on Sundays.

Wednesday prayer and Bible study are at 7 p.m.

For more information, call Melvan Adair at 744-7091.

Crossroads Friends Church

Crossroads Friends Church meets at Stucky Middle School (on 45th North between Hillside and Oliver) at 10:30 a.m.

The church has Crossroads Kids and Crossroads Cribs ministry areas. It has contemporary music, relevant Bible teaching and a laid-back, friendly atmosphere.

Pastor is Jeff Mullen. Call the church office at 361-0407 or visit www.crossroads-wichita.com.

Fairmount United Church of Christ

The church welcomes a new minister, Rev. Larry Young.

Visit the newly renovated building at 1605 Fairmount in Wichita (one block south and one block east of Hillside and 17th North).

Sunday worship is at 10:30 a.m. which includes children's church. Sunday school begins at 9:30.

For more information, call 682-1597 or visit at www.fairmountuccc.org.

fairmountuccc.org.

Gospel Assembly Church

Located at 4230 N. Oliver in Bel Aire, service times are 10 a.m. and 6 p.m. Sunday. Bible study is 7 p.m. Monday. Prayer service is 7 p.m. Tuesday. Praise and worship is 7 p.m. Wednesday.

Phone number is 744-1502. Rev. Gary D. Green is the pastor.

Greenwich United Methodist Church

Sunday worship service at 9 a.m. Fellowship and coffee follow the service.

Pastor Jeff Miller can be reached at 744-0203.

Senior Day first Tuesday of each month at 10 a.m.

United Methodist Women meet the first Thursday of each month at 1 p.m.

Movie night is the second Saturday of each month at 6:30 p.m. A snack is served.

The church is located about a mile south of K-254 on Greenwich Road. The phone number is 744-0203.

Kechi United Methodist Church

Kechi United Methodist Church is located at 4533 E. 61st North. The phone number is 744-1221.

Rev. Guy E. Rendoff is the pastor. Website is www.kechiumc.org; Email is kechiumc@sbcglobal.net

Worship services on Sunday morning are at 9:03 and 11 a.m. with Sunday school at 10 a.m. During both worship services, children's church and a nursery are offered.

The Annual Cookie Caper

will be Dec. 1 in Fellowship Hall from 9 a.m. to 3 p.m. Purchase cookies and candies by the pound and goodies for Christmas get-togethers and gifts.

The Kechi Christmas Basket Project will be Dec. 8 at 9 a.m.

Goodie baskets will be put together for shut-ins and those in need. Contact the church office at 744-1221 to help.

Christmas Eve Candlelight Services will be Dec. 24 at 6 p.m. and 7:30 p.m. Evening offering will help fund ministries to the needy in the communities.

The A.I.M. Class (Adults in Ministry) will begin a new Advent Bible study on Dec. 2. The class meets in the parlor at 10 a.m. Newcomers are always welcome.

Pine Valley Christian Church

The church is located at 5620 E. 21st North. Sunday school is at 9 a.m. with worship at 10:15. For more information call 685-2421.

Risen Savior Lutheran Church — Missouri Synod

Contemporary Sunday worship services at 8 and 10:30 a.m. Communion on the first and third Sunday. Adult Sunday school and Bible class meet at 9:15 a.m. Children's church at 10:30. A nursery is provided during Bible class and second service. Wednesday evening ministries are 6:30-8 p.m.

Our preschool is now open. Enrollment continues for our Monday/Wednesday/Friday Preschool class

currently in session for 3- to 5-year-olds from 9-11:45 a.m. Please call the church office for details.

The church is located at 6770 E. 34th North in Wichita. The phone number is 683-5538. www.risensavior.net.

Senior pastor is Tom Harmon.

Associate pastor is Ron Gloe.

University United Methodist Church

The church is located across from the Wichita State University campus at 21st and Yale.

Sunday activities include adult and youth educational classes at 9:15 a.m., traditional service at 10:30 and youth group activities from 4 to 6 p.m.

E-mail uumc2220@uumc.net; phone 686-6765. Rev. Charles Claycomb is the pastor.

Send your church's upcoming events and service times to legals@arkvalleynews.com or call 755-0821.

Christ Lutheran Church ELCA

Tradition with a Twist

8:30 • Contemporary Guitar Service
11:00 • Traditional Service
9:45 • Adult learning
9:45 - Kid Friendly Service starting Sept. 9th
Communion will be at all services.
"Come give us a try, you'll like it!"
5356 N. Hillside, Wichita
744-1242

Bel Aire has many reasons to give thanks

During this season of thanks, we appreciate many things about the cities we write about.

In Bel Aire, there was plenty to be thankful for in 2012.

Bel Aire saw the grand opening of its new schools in the Wichita school district. The new home for Isely Elementary School at 53rd North and Woodlawn and the new home for Northeast Magnet High School near 53rd and Rock Road have helped to draw interest to potential homebuyers in the Wichita area. Neither school is open to its full capacity, but that could change in the next few years as the city's population increases.

Bel Aire has a reason to celebrate with the groundbreaking of its industrial park property. The city is developing the first 155 acres of the 800-acre Sunflower Commerce Park as "shovel ready" with infrastructure in place for companies to begin building. Plans call for roads and utilities in the first phase to be completed by the end of 2012. The site has its first tenant in Century Manufacturing. The company, which makes acrylic and transparent plastic promotional materials, is building a 36,00-square-foot building to house manufacturing, warehousing and office space.

— The Bel Aire Breeze

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Bel Aire Breeze

Deadline for January: Dec. 21



City of Bel Aire



Bel Aire Recreation

5251 E. 48th North • www.belaireks.gov • 744-2700
Mon., Tue., & Thur. 8-8 • Wed. & Fri. 8-7 • Sat. 9-3

For more information on these or any Bel Aire Recreation Programs call 744-2700.

PRE-SEASON BOYS BASKETBALL CLINIC

Bel Aire Recreation has partnered with Brent Atwater, a former collegiate player and coach, to bring you several basketball clinics and camps throughout the year. Atwater's programs stress the fundamentals of basketball which make them perfect for kids of all ages and skill levels. The basketball clinic will be held Saturday, December 8th from 1:30-4 p.m. Please call Brent at 807-1036 or visit www.maximizetraining.com

BOYS BASKETBALL LEAGUE

Basketball is for boys ages 5-11. Practices will be set up by the coaches on weeknights beginning Dec. 17. Games will be played on Saturdays starting Jan. 5. The registration deadline has passed but a few openings remain.

TAEKWONDO (ages 5 & up)

Classes meet on Monday & Friday from 5:00-

6:00 pm or Tuesday & Thursday from 7:10-8:10 pm. These are great classes for beginners to black belts.

YOGA

Classes are held on Mondays and Wednesdays from 6:10-7:10 pm. Participants need to provide their own yoga mat. Adults can join at any time! Teens & adults can join at any time!

FITNESS CENTER (ages 16 & up)

The Fitness Center consists of elliptical cross trainers, treadmills, recumbent bike, multi-station weight machine, and free-weights. There is no charge for pass holders, or it is available with the purchase of a daily pass.

UPCOMING PROGRAMS

Dazzling Dancers & Indoor Soccer

A \$5 late fee will be charged to all sign-ups after the deadline.
For more information on these or any Bel Aire Recreation Programs call 744-2700

Community Events

TOPS – Tuesdays, 9 a.m. at the Senior Center
City Council Meetings – 1st & 3rd Tuesdays of every month
Dec. 8 – Red Hat Meeting, Brunch, call Anita for more info at 744-2840
Dec. 10 – 7 p.m. - Bel Aire Heights HOA meeting in the Community Room
Dec. 10 – 7 p.m. - Central Park HOA meeting at the Senior Center
Dec. 18 – 4-6 p.m. - UAC Meeting at the Senior Center
Dec. 24 & 25 – Bel Aire City Offices Closed

Bel Aire Holiday Open House Hosted by the Bel Aire Lion's Club Sponsored by the Bel Aire Lion's Club and Bel Aire Area Chamber of Commerce

Sunday, Dec. 2, Bel Aire City Hall 2-4 p.m.
**Santa Claus will be taking pictures and giving out
candy with candy from 2 p.m. until 4 p.m.**
**Gospel Assembly Youth Choir and Band
will perform at 2:15 p.m.**
Punch and cookies will be served

Enroll for automatic bill pay

Never worry if you paid your utility bill on time again with automated bill payments through the City. Each month on the 5th, your checking account will be automatically debited for your current bill. All you need to do to sign up is fill out the ACH auto payment form available on the City's website, www.belaireks.gov, or come into City Hall to fill out the form and submit a voided check to the Utility Clerk. Simple, easy, and you don't have to worry when the 10th rolls around if you paid the bill or not!

Sign Up Today For E-Billing!

Hate going to the mailbox in the cold or worrying about a piece of mail being lost? Then sign up to have your Bel Aire Utility Bill e-mailed to you. It will not only reduce the clutter of paper on your kitchen counter, but will also save a tree or two in the process. Go Green Today! Contact the Utility Department at 744-2451 ext. 132 or utilclerk@belaireks.gov to sign up today!

City Council

Mayor Harold Smith	744-2650
Dr. Gary Breault	744-0560
Peggy O'Donnell	744-0250
David Austin	744-7188
Ken Lee	744-2047

Bel Aire Seniors

All SENIORS 55+ are cordially invited to all events listed below. The Senior Center and Library area is open from 8 A.M. to 5 P.M. Monday through Friday excluding holidays. The library has a wide selection of library books to check out at no cost nor time restraints, along with computers available for study or research. Remember any senior can belong or attend to more than one senior center/club in Sedgwick County.

Locations:

Senior Center/Community Room – 7651 E. Central Park Ave., 744-2451
Recreation Center – 5251 E. 48th St. N., 744-2700

Weekly Events:

Bel Aire Walkers – M-F, 8-9 a.m. at the Rec Center (indoors & climate controlled)
Free for BA Senior members, alternate times available
Men's Coffee & Fellowship – Mondays, 10 a.m. at the Senior Center
Yoga – Mondays & Wednesdays, 6 p.m. at the Rec Center (monthly fee)
Bridge Games – Tuesdays, 1 p.m. at the Senior Center
Low Impact Aerobics – Wednesdays, 9 a.m. at the Rec Center
Braum's Breakfast – Fridays, 9:00 a.m. on North Rock Road
Arthritis Foundation's Walk with Ease Program — Tues, Wed, Thurs, 8:12 a.m. at the Rec Center

Monthly & Special Events:

Oct. 15 – Dec. 7, Medicare Open Enrollment
Dec. 3, 6:30 p.m. – Potluck Dinner with the Gospel Assembly Church Youth Choir - Community Room
Dec. 4, 8:30 a.m. – Breakfast – Jimmy's Egg 7777 E. 21st North
Dec. 4, 9:30 a.m. – Jan from the Sedgwick County Extension Office, "Tiny Bites", Senior Center
Dec. 5, 10 a.m. – Volunteer library work time at the Senior Center
Dec. 6, 10:30 a.m. – Zhanna Pataky – The Benefits of Acupuncture, Senior Center
Dec. 10, 6 p.m. – Christmas Dinner - Children Choir from Church of Resurrection, Rec Center, Call Vicki for reservations 744-1199
Dec. 11, 9 a.m. – CS Advisory Meeting at the Rec Center
Dec. 13, 10 a.m. – CS Program Committee Meeting at the Senior Center
Dec. 12, 10 a.m. – Open Sewing at the Senior Center
Dec. 17, Ladies Dine Out - for info call Anita at 744-2840
Dec. 18, 5:45 p.m. – Christmas Lights Tour, Reservation Required, Call 744-2451 ext 121, Meet at Senior Center
Dec. 19, 10 a.m. – Men's Coffee at Braum's on North Rock Road
Dec. 19, 10:15 a.m. – Senior Aerobics Brunch (different locations)
Dec. 19, 2 p.m. – Ladies Tea/Coffee at Braum's on North Rock Road
Dec. 26, 10 a.m. – Open Sewing at the Senior Center
Jan. 7, 6:30 p.m. – Potluck Dinner, Cynthia Wilson," Who Will Take Care of Mom?" — in the Community Room

Chamber Member of the Month



"Pet Care from the Heart"

Gary Breault, DVM

William Breault, DVM

Michelle Rypma, DVM

Voted "Best Veterinary Clinic" for the past two years, Heartland Animal Hospital serves the entire Wichita metro area with premium veterinary care for dogs and cats. We provide experienced, expert diagnosis and treatment for all our animal patients in a comfortable environment with lots of tender loving care. For all your routine and emergency veterinary service needs, come to the pet professionals at Heartland Animal Hospital! Heartland Play & Stay offers lodging facilities for all sizes of dogs and cats as well as dog daycare and pet grooming.

**4100 N. Woodlawn
316-744-2043 (Hospital)
316-744-8160 (Play & Stay)**

City Hall

Ty Lasher, City Manager	744-2451, ext. 217
Recreation Department	744-2700
Central Park Pool	744-7331
Parks Department	744-8609
Police • Emergency	911
Non-emergency	744-6000
Animal Control (Sedgwick County)	660-7070
Public Works	744-2888
Water/Sewer Emergency (after 5 p.m.)	761-6972 or 761-6973
Utility Billing	744-2451, ext. 132
(Waste Connections)	838-4920
Hazardous Waste (Sedgwick County)	660-7464